

**City of Franklin**  
**Plan Commission Meeting Agenda\***  
**Franklin City Hall Council Chambers**  
**9229 W Loomis Road – Franklin WI 53132**  
**7:00 p.m., Thursday, January 6, 2005**

- I. Call to Order & Roll Call**
- II. Approval of Minutes**
- A. Regular Meeting**                      Thursday, December 9, 2004
- III. Public Hearings**
  - A.** Request by Covenant Healthcare Systems, Inc., to amend the Unified Development Ordinance DIVISION 15-3.0600 ZONING DISTRICT USES AND USE REGULATIONS Section 15-3.0603 PERMITTED AND SPECIAL USES IN THE NONRESIDENTIAL ZONING DISTRICTS Table 15-3.0603 to allow certain permitted uses in the BP Business Park District.
  - B.** Request by Covenant Healthcare Systems, Inc., to amend the Zoning Code (Map), Section 15-3.0102 of the Unified Development Ordinance to rezone two lots located at approximately 10233 South 27<sup>th</sup> Street, SE 1/4 of Sec. 25 (Tax Key Numbers 928-9999-001 & 928-9999-002), from R-2 Estate Single-Family Residence District to BP Business Park District.
  - C.** Request by YMCA of Metropolitan Milwaukee to amend the Zoning Code (Map), Section 15-3.0102 of the Unified Development Ordinance to rezone one (1) lot, located at approximately 7333 South 27<sup>th</sup> Street, NE 1/4 of Sec. 12 (Tax Key Number 761-9992-000), from B-4 South 27th Street Business District & R-6 Suburban Single-Family Residence District to BP Business Park District.
  - D.** Request by YMCA of Metropolitan Milwaukee for a Special Use Permit for property located at approximately 7333 South 27<sup>th</sup> Street, NE 1/4 of Sec. 12 (Tax Key Number 761-9992-000), to allow construction of a YMCA facility.
  - E.** Request to amend the Unified Development Ordinance DIVISION 15-3.0600 ZONING DISTRICT USES AND USE REGULATIONS Section 15-3.0603 PERMITTED AND SPECIAL USES IN THE NONRESIDENTIAL ZONING DISTRICTS Table 15-3.0603 to allow Top, Body, and Upholstery Repair Shops and Paint Shops in SECTION 15-3.0304 B-3 Community Business District as a special use.
  - F.** Request to amend the Unified Development Ordinance DIVISION 15-3.0600 ZONING DISTRICT USES AND USE REGULATIONS Section 15-3.0603 PERMITTED AND SPECIAL USES IN THE NONRESIDENTIAL ZONING DISTRICTS Table 15-3.0603 to change the sale of recreational vehicles from a permitted use to a special use in SECTION 15-3.0304 B-4 South 27th Street Business District, SECTION 15-3.0305 B-5 Highway Business District & SECTION 15-3.0400 PDD Planned Development District.
  - G.** Resolution adopting a Comprehensive Master Plan Amendment for the Regulation Plan for the Crossroads Trade Area as an Element of the City of Franklin Comprehensive Master Plan.
- IV. Business**
  - A.** Request to take action on the same night as the public hearing and to amend the Unified Development Ordinance DIVISION 15-3.0600 ZONING DISTRICT USES AND USE REGULATIONS Section 15-3.0603 PERMITTED AND SPECIAL USES IN THE NONRESIDENTIAL ZONING DISTRICTS Table 15-3.0603 to allow certain permitted uses in the BP Business Park District.
  - B.** Request by Covenant Healthcare Systems, Inc., to take action on the same night as the public hearing and to amend the Zoning Code (Map), Section 15-3.0102 of the Unified Development Ordinance to rezone two lots located at approximately 10233 South 27<sup>th</sup> Street, SE 1/4 of Sec. 25 (Tax Key Numbers 928-9999-001 & 928-9999-002), from R-2 Estate Single-Family Residence District to BP Business Park District.
  - C.** Request by YMCA of Metropolitan Milwaukee to recommend a 2-lot Certified Survey Map for property located at approximately 7333 South 27<sup>th</sup> Street, 1/4 of Sec. 12 (Tax Key Number 761-9992-000), zoned B-4 South 27<sup>th</sup> Street Business District.
  - D.** Request by YMCA of Metropolitan Milwaukee to take action on the same night as the public hearing and to amend the Zoning Code (Map), Section 15-3.0102 of the Unified Development Ordinance to rezone one (1) lot, located at approximately 7333 South 27<sup>th</sup> Street, NE 1/4 of Sec. 12 (Tax Key Number 761-9992-000), from B-4 South 27th Street Business District & R-6 Suburban Single-Family Residence District to BP Business Park District.
  - E.** Request by YMCA of Metropolitan Milwaukee to take action on the same night as the public hearing and to recommend a Special Use Permit for property located at approximately 7333 South 27<sup>th</sup> Street, NE 1/4 of Sec. 12 (Tax Key Number 761-9992-000), to allow construction of a YMCA facility.
  - F.** Request to take action on the same night as the public hearing and to amend the Unified Development Ordinance DIVISION 15-3.0600 ZONING DISTRICT USES AND USE REGULATIONS Section 15-3.0603 PERMITTED AND

SPECIAL USES IN THE NONRESIDENTIAL ZONING DISTRICTS Table 15-3.0603 to allow Top, Body, and Upholstery Repair Shops and Paint Shops in SECTION 15-3.0304 B-3 Community Business District as a special use.

- G.** Request to take action on the same night as the public hearing and to amend the Unified Development Ordinance DIVISION 15-3.0600 ZONING DISTRICT USES AND USE REGULATIONS Section 15-3.0603 PERMITTED AND SPECIAL USES IN THE NONRESIDENTIAL ZONING DISTRICTS Table 15-3.0603 to change the sale of recreational vehicles from a permitted use to a special use in SECTION 15-3.0304 B-4 South 27th Street Business District, SECTION 15-3.0305 B-5 Highway Business District & SECTION 15-3.0400 PDD Planned Development District
- H.** Resolution to take action on the same night as the public hearing and to adopt a Comprehensive Master Plan Amendment for the Regulation Plan for the Crossroads Trade Area as an Element of the City of Franklin Comprehensive Master Plan, and to recommend such amendment to the Common Council.
- I.** Request by O'Malley Development LLC to approve a preliminary plat for a 35-lot residential subdivision, to be known as Stone Hedge Subdivision Addition #1, located at approximately South Cambridge Drive & Old Loomis Road, NW 1/4 of Sec. 09 (Tax Key Number 754-0030-000), zoned R-3E Suburban/Estate Single-Family Residence District.
- J.** Request by J&N Food Corporation to recommend a 2-lot Certified Survey Map for property located at approximately 6805 South 27<sup>th</sup> Street, SE 1/4 of Sec. 01 (Tax Key Numbers 738-9975-005 & 738-9975-006), zoned B-2 General Business District.
- K.** Request by Forest Home Investors LLC to discuss and comment on a concept review for the development of an office building at approximately 11600 W. Forest Home Avenue, SE 1/4 of Sec. 07, zoned M-1 Limited Industrial District.
- L.** Proposal by Ruekert-Mielke for Organization of the City of Franklin Planning and Development Process.
- M.** South 27<sup>th</sup> Street Corridor Plan: Plan status, Plan contents, Plan completion in relation to term of development moratorium and Plan implementation Consideration of a request proposal.
- N.** Set next meeting dates: next *scheduled* meeting is January 20, 2005.

**V. Adjournment**

*\*Notice is given that a majority of the Common Council may attend this meeting to gather information about an Agenda item over which they have decision making responsibility. This may constitute a meeting of the Council per State ex rel. Badke v. Greendale Village Board even though the Council will not take formal action at this meeting.*